

## FRANCHISE DISCLOSURE DOCUMENT

CLEAN AIR LAWN CARE INC.

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The franchisee will own and operate a CALC franchise. The franchise will sell lawn care services with a minimal impact on the environment, using primarily electric or biodiesel mowers, edgers, trimmers, and sweepers, and various spreaders and sprayers.

The total estimated investment necessary to begin operation of a CALC franchise ranges between \$60,901 and \$117,761. This includes \$29,350 to \$41,525 that must be paid to CALC.

This disclosure document summarizes certain provisions of your franchise agreement and other information in plain English. Read this disclosure document and all accompanying agreements carefully. You must receive this disclosure document at least 14 calendar-days before you sign a binding agreement with, or make any payment to, the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

You may wish to receive your disclosure document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Kelly Giard at Clean Air Lawn Care Inc., PO Box 2087, Fort Collins, CO 80522 (970-224-4855).

The terms of your contract will govern your franchise relationship. Don't rely on the disclosure document alone to understand your contract. Read all of your contract carefully. Show your contract and this disclosure document to an advisor, like a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this disclosure document can help you make up your mind. More information on franchising, such as "*A Consumer's Guide to Buying a Franchise*," which can help you understand how to use this disclosure document, is available from the Federal Trade Commission. You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW., Washington, D.C. 20580. You can also visit the FTC's home page at [www.ftc.gov](http://www.ftc.gov) for additional information. Call your state agency or visit your public library for other sources of information on franchising.

There may also be laws on franchising in your state. Ask your state agencies about them.

ISSUANCE DATE: June 1, 2014

## **WASHINGTON FRANCHISE AGREEMENT ADDENDUM**

The state of Washington has a statute, RCW 19.100.180 which may supersede the franchise agreement in your relationship with the franchisor including the areas of termination and renewal of your franchise. There may also be court decisions which may supersede the franchise agreement in your relationship with the franchisor including the areas of termination and renewal of your franchise.

In any arbitration involving a franchise purchased in Washington, the arbitration site shall be either in the state of Washington, or in a place mutually agreed upon at the time of the arbitration, or as determined by the arbitrator.

In the event of a conflict of laws, the provisions of the Washington Franchise Investment Protection Act, Chapter 19.100 RCW shall prevail.

A release or waiver of rights executed by a franchisee shall not include rights under the Washington Franchise Investment Protection Act except when executed pursuant to a negotiated settlement after the agreement is in effect and where the parties are represented by independent counsel. Provisions such as those which unreasonably restrict or limit the statute of limitations period for claims under the Act, rights or remedies under the Act such as a right to a jury trial may not be enforceable.

Transfer fees are collectable to the extent that they reflect the franchisor's reasonable estimated or actual costs in effecting a transfer.

The undersigned does hereby acknowledge receipt of this addendum.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
FRANCHISOR NAME

\_\_\_\_\_  
PROSPECTIVE FRANCHISEE

This addendum may also be used as a rider to the offering circular.

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**EXHIBITS**

- EXHIBIT A – Franchise Agreement**
- EXHIBIT B - Personal Guarantee**
- EXHIBIT C - Telephone Transfer Consent and Authorization**
- EXHIBIT D – Additional Risk Factors**
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- EXHIBIT K – Spousal Consent**
- EXHIBIT L – Acknowledgement of Receipt (2)**

**SCHEDULE 1 – Initial Franchises**

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